

2298

St. Clair Avenue West

PRIME CORNER RETAIL FOR SALE

stockyards district



CBRE

MARLIN
SPRING



Property Overview

CBRE Limited is pleased to offer for sale on behalf of the Vendor, Symes Clair Developments Limited, ground floor retail in the heart of the Stockyards District. Aptly named, Stockyards District Residences (**2298 St. Clair Ave W**), the Property is located on St. Clair Avenue West just east of Runnymede Road. The condominium was recently complete and features 242 residential units.

This opportunity provides users and investors the ability to acquire **brand new, transit connected, right-sized space**. The Property is ideally located steps from The Junction, a trend setting neighbourhood which is paired with transit, bike paths, boutiques and a nearby urban centre.

2298 ST. CLAIR AVE W

Size 2,742 SF
Price \$1,790,000
Parking Available

2302 ST. CLAIR AVE W

Size 1,100 SF
Price \$1,190,000
Parking Available



Offers will be reviewed on an as-received basis

stockyards district



Property Highlights

LOCATION & COMMUNITY EXPANSION

The Stockyards District is experiencing a wave of gentrification with a new mall, craft breweries and a sparking new event space. In tandem with this, over 3,000 new residential units are being planned for St. Clair West including a new development by Marlin Spring at 2231 St. Clair Ave W. With great transit, bike paths, boutiques and more it is easy to see why more people are choosing to live in the Stockyards District.

BRAND NEW DEVELOPMENT

Recently complete, The Stockyards is a 10-storey mixed-use building with 242 residential units designed by Graziana + Corazza Architects.

INVESTOR OPPORTUNITY

The property lends itself as a unique opportunity for both investor or users to acquire right sized space. Purpose built, condo retail space is ideal for a wide array of users who desire street front exposure as well as efficient floor space.



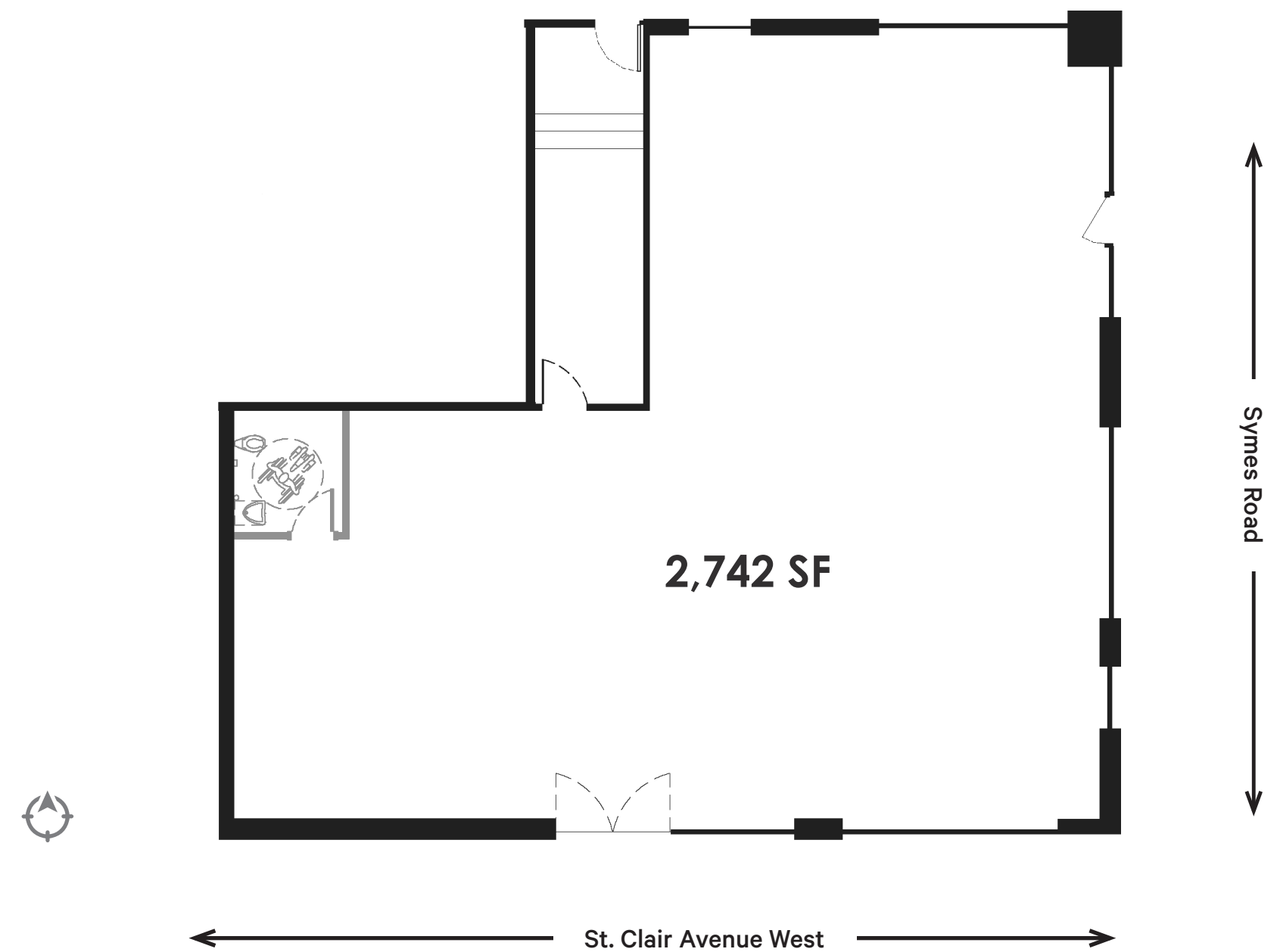
AMAZING EXPOSURE

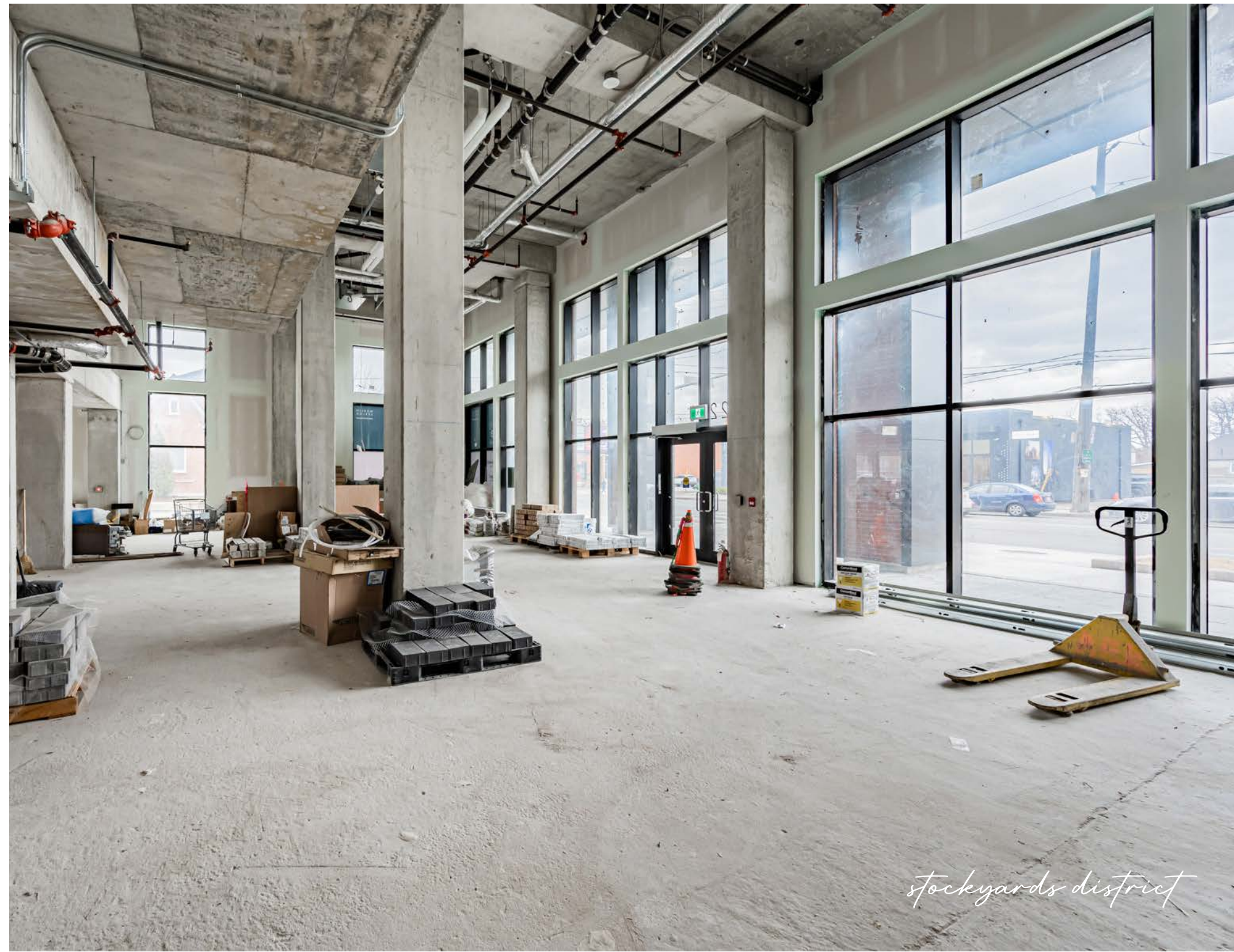
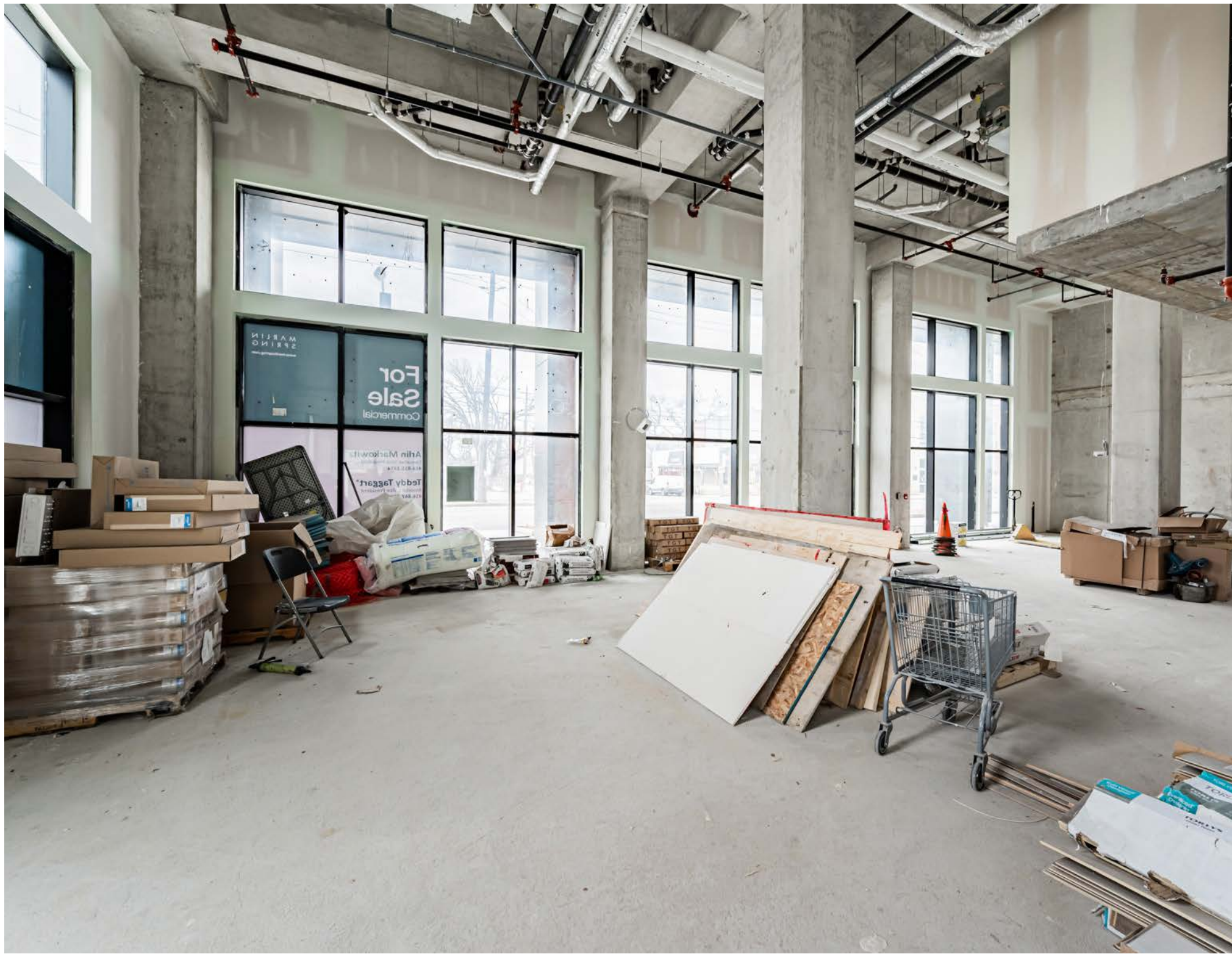
Fronting on St. Clair Avenue this property has amazing exposure and very prominent and wide frontage on the corner.

stockyards district



Floor Plan










Area Overview


The Stockyards District derives its name from its roots in the meatpacking business. The area is experiencing a wave of gentrification with over 3,000 new residential units planned for St. Clair West, a **new mall, craft breweries and sparking new event space.**


The Junction neighbourhood is home to some of the city's **most interesting furniture shops, espresso bars, restaurants and a live music venue.**


-  **93**
Bike Score
-  **82**
Transit Score
-  **71**
Walk Score

Area Amenities

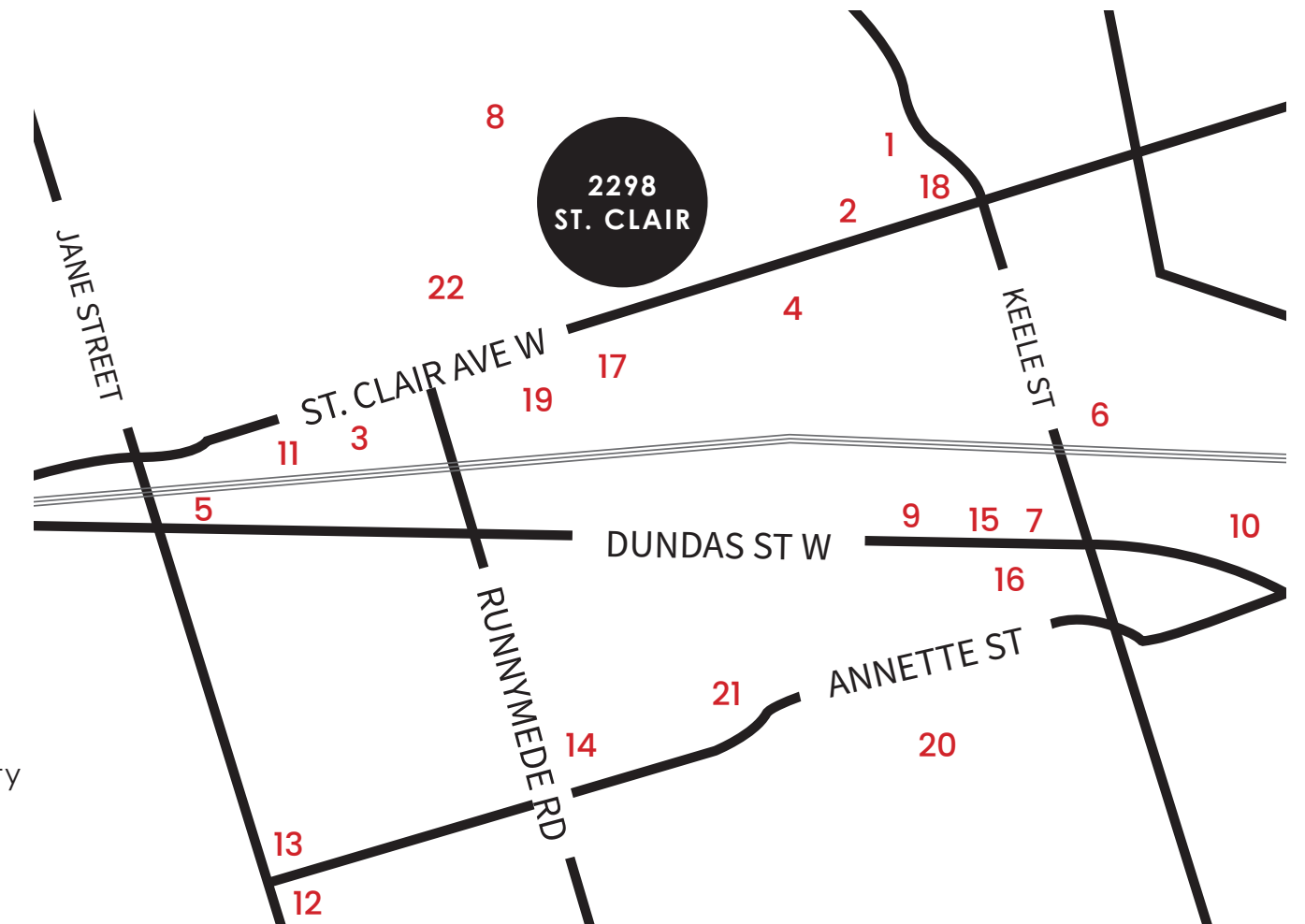
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|-------------------------|---------------------------|------------------------------------|---|
| 1 Stockyards Mall | 8 Rainhard Brewing Co. | 15 Indie Alehouse | 21 Annette Street Jr & Sr Public School |
| 2 Nations Grocery Store | 9 Junction Local | 16 Playa Cabana Cantina | 22 High Park Brewery |
| 3 Walmart | 10 Farmhouse Tavern | 17 George Bell Arena | |
| 4 Metro | 11 Starbucks | 18 Anytime Fitness | |
| 5 LCBO | 12 Queen Margherita Pizza | 19 Runnymede Park | |
| 6 Organic Garage | 13 Mad Mexican | 20 HumberSide Collegiate Institute | |
| 7 NODO Restaurant | 14 The Good Neighbour | | |

 **492,066**
Population

 **117,504**
Families with 1 or more children

 **\$114,748**
Avg Household Income

*Within 5km of subject property





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